



GRASSROOTS
REALTY GROUP

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**4915 3 Avenue
Edson, Alberta**

MLS # A2243564



\$409,000

Division:	Edson
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	6,262 sq.ft.
Zoning:	11

Heating: Combination, Forced Air, Natural Gas

Floors: -

Roof: Flat

Exterior: Aluminum Siding , Concrete, Mixed, Wood Frame

Water: -

Sewer: -

Inclusions: na

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.40 Acre

Lot Feat: -

2 BUILDINGS AND THE LOT BETWEEN THEM ARE INCLUDED IN THIS LISTING! This deal is over \$170,000.00 lower than last appraised value. The building at 4911-3 Ave has 2 rental spaces that are fully tenanted. The building at 4915-3 Ave has 2 sections-1 is a group of 4 cold storage bays and the 2nd is divided into 5 sections or can be rented out as 1. There are 2 bays, a storefront, a large open area and a small office. The location of these buildings are superb being 1/2 a block from main street Edson and between 2nd and 4th Avenues. If you are looking for an investment or moving a current business this property could be your answer. 2 furnaces have been upgraded in the last year.